

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
NOVEMBER 4, 1964

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, November 4, 1964, in the City Hall Council Chambers.

**ROLL CALL** Present: Councilmen - Culbertson, Dow, Kirsten, Walton,  
and Brown(Mayor)

Absent: Councilmen - None

Also present were City Manager Glaves, City Attorney Mullen, Administrative Assistant Peterson and Planning Director Schroeder.

MINUTES            On motion of Councilman Kirsten, Culbertson second, the minutes of October 21, 1964 and October 28, 1964 were approved as written and mailed after correcting the minutes of October 28, 1964 by adding the following paragraph after the discussion on Lodi Lake Park and Mokelumne River Area:

STORM  
DRAINAGE  
BASINS

"Councilman Culbertson stated that while at the League of California Cities Conference in Los Angeles he had discussed drainage basin parks with Mr. Howard Holman, Director of Recreation and Parks of Fresno. According to Mr. Holman, Fresno is having a problem policing its basins and he advocated digging the basins four or five feet at the most. Fresno also has a problem with water remaining in one of its parks a good deal of the time. Councilman Culbertson said that before Lodi went any further with its ponding system, it should investigate the problems encountered in Fresno. Mr. Graves agreed that the City should discuss this matter with Mr. Holman and with Fresno's engineer."

## PUBLIC HEARINGS

FUNERAL  
HOMES IN  
C-P ZONE

ORD. NO. 774  
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Brown called for public hearing on the proposal to amend Chapter 27(Zoning Ordinance) of the City Code thereby permitting funeral homes and mortuaries in the C-P zone subject to securing a use permit. The Planning Commission recommended that the proposed amendment be adopted. There was no one in the audience who wished to speak for or against the proposal. Councilman Dow moved the introduction of Ordinance No. 774 amending the City Code to permit funeral homes and mortuaries in the C-P zone subject to securing a use permit. The motion was seconded by Councilman Kirsten and carried unanimously.

REZONE  
NW COR. SYLVIA  
& FAIRMONT TO  
C-P

ORD. NO. 775  
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Brown called for public hearing on the proposal to rezone from the R-1 one family residential zone to the C-P commercial professional office zone for the property at the northwest corner of Sylvia Drive and Fairmont Avenue containing 2.7 acres, as recommended by the Planning Commission. Mr. Sam Salas, owner of the Lodi Funeral Home at 225 South School Street, stated he wished to develop his downtown property for businesses and to move the funeral home to the property at the corner of Sylvia and Fairmont which he considers a more suitable location than the present one. He said he was willing to comply with City regulations. There was no one else in the audience who wished to speak for or against the proposed rezoning. Councilman Kirsten moved the introduction of Ordinance No. 775 rezoning the property on the northwest corner of Sylvia Drive and Fairmont Avenue from R-1 to C-P. The motion was seconded by Councilman Dow and carried unanimously.

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ANNEX  
ROYAL HOST  
ADDITIONRES. NO. 2774  
ADOPTED

Notice thereof having been published in accordance with law, the Mayor opened the public hearing on the proposal to annex the Royal Host Addition to the City of Lodi as petitioned by all the owners of said property. There was no one in the audience for or against the proposal. Councilman Culbertson moved the adoption of Resolution No. 2774 annexing the Royal Host Addition to the City of Lodi. His motion was seconded by Councilman Kirsten and carried unanimously.

J. RAMOS RE  
GOLF DRIVING  
RANGE

Mr. Joe Ramos, 474 Murray Street, wanted to know if the Council had reached a decision on the Golf Driving Range, which he considers a hazard to his family and neighbors because of golf balls which he states came over the fence. Councilman Walton said the Justice Court was having an investigation made which might be helpful to the Council in reaching a decision and there was the question of whether or not the City could remove the driving range under the terms of the lease. Mr. Ramos said that no balls had come over the fence for the past two weeks, but he felt he and his neighbors had no assurance that this would continue. City Attorney Mullen stated he had talked to Mr. Pirtle, operator of the range, who agreed to be more strict with his customers. <sup>Mr. Mullen</sup> ~~he~~ said the City did not have sufficient legal evidence to break the lease since the fence had been raised, <sup>and Mayor Brown told Mr. Ramos he</sup> ~~would be notified when the Council had reached a decision.~~ <sup>there was no further action the City could take at this time.</sup> B9  
MINUTES of  
Nov 28, 65  
59

## PLANNING COMMISSION

Mr. Graves reported the following actions of the Planning Commission taken at its meeting of October 26, 1964:

1. Set for public hearing the request to rezone property on the north side of Lodi Avenue between Ham Lane and the West Campus High School to C-S.
2. Approved a request from Mr. Ron Walther for a use permit to establish a coin-operated car wash at 600½ West Lodi Avenue in a C-1 zone.
3. Made the following recommendations to the County Planning Commission:
  - (a) Recommended approval of the request of the Lodi Winery for a change of zoning from Interim Highway and Interim Protective Agriculture to Exclusive Agricultural Products Zone for property at the southeast corner of Woodbridge Road and the Southern Pacific Company right of way.
  - (b) Took no action on the request of Mr. William S. Bailey for a use permit to board, train and rent horses on property on the southside of Morse Road and west of 99 Highway because the property is outside the Lodi Planning Area.
  - (c) Made no recommendations on street name changes in the County, but if names must be changed, suggested that they be as similar as possible to existing names and that historical names be given preference.

## COMMUNICATIONS

COUNTY RE  
SANGUINETTI  
USE PERMIT  
REQUEST

An order was read from the County Board of Supervisors directing that the proposed use permit applied for by the L. R. Sanguinetti Estate for a service station on property located on the northeast corner of Turner Road and the

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extension of Church Street in an Interim Agricultural Zone I-PA (Protected Agriculture), be referred to the Lodi City Council for recommendation. A hearing on this matter by the Board of Supervisors has been continued to December 17, 1964 at 1:30 p.m. On motion of Councilman Dow, Kirsten second, the Council referred the matter to the Planning Commission for report on or before December 2, 1964.

ABC LICENSE Notice was read of application for Alcoholic Beverage License, Beer and Wine Wholesaler's, for C. Mondavi & Sons, 415 West Pine Street. The Planning Director was directed to check the address given in regard to conducting the business.

LAFC Councilman Culbertson reported that hearings were being conducted on the Local Agency Formation Commissions and he intended to appear at the hearing in San Rafael on November 13 at which time he would object on behalf of the San Joaquin County LAFC to proposals that the LAFC be able to initiate annexations and to permit annexation of corridors and islands.

REQUEST FOR GARBAGE RATE INCREASE Mr. Graves stated that a request had been received from the Sanitary City Disposal Company for an increase in domestic garbage rates from \$1.10 to \$1.40 and from 50¢ to 60¢ for each additional can. Consideration of the request was postponed to the meeting of November 18, 1964.

## REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$128,100.95 were approved on motion of Councilman Kirsten, Dow second.

AWARD - UTILITIES SERVICE TRUCK Mr. Graves presented the following tabulation of bids received for the Utilities Department service truck:

	Loewen Auto Company	\$3,453.00
	Krieger Motor Company	3,649.72
RES. NO. 2775	Tokay Motors	3,750.00
ADOPTED		

He recommended that award be made to the low bidder. On motion of Councilman Dow, Culbertson second, the City Council adopted Resolution No. 2775 awarding the contract for the furnishing of the truck to Loewen Auto Company.

AWARD - SERVICE TRUCK BODY & EQUIP. Only one bid was received for furnishing a body and equipment for the above mentioned service truck. The bid was from Utility Body Company for a total of \$8,315.68. This bid is approximately \$500 below the original estimate and Mr. Graves recommends that award be made. On motion of Councilman Culbertson, Dow second, the City Council adopted Resolution No. 2776 awarding the contract for the furnishing of a truck body and equipment to Utility Body Company.

TREATMENT PLANT PLANS Mr. Graves briefly reviewed preliminary plans prepared by Mr. Carleton Yoder for a sewage treatment plant to be located on the City's 303-acre disposal site. Copies of the plan have been presented to members of the Council. On motion of Councilman Culbertson, Walton second, discussion of the plans was set for December 2, 1964, at which time Mr. Yoder is to be present.

AGREEMENT RE KETTLEMAN-HUTCHINS TRAFFIC SIGNALS Mr. Graves presented the agreement with the State Division of Highways for the installation of traffic signals and highway lighting at the West Lane-Hutchins Street intersection with Kettleman Lane (State Highway 12). Mr. Graves said the City had been assured by the Division of Highways that the signals and lighting could be coordinated with the plans for the development of West Lane. On motion of Councilman Culbertson, Dow second, the City Council

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adopted Resolution No. 2777 approving the agreement with the Division of Highways for the installation of the traffic signals and lights and authorizing its execution by the Mayor and City Clerk.

WEST LANE  
PLANS

Public Works Director Shelley Jones exhibited drawings Alternate A and Alternate B prepared by the County for the development of West Lane within the City Limits. Alternate A provides for a median strip and would cost in the neighborhood of \$17,000; Alternate B is without the strip and would cost approximately \$15,000. The County will pay for 80% of costs, not counting the right of way costs which will be borne by the City. Mr. Graves stated that Mr. Ed Barbera, who owns the property on the east side of West Lane, had indicated his willingness to dedicate the right of way along his property providing the City installed the curb, gutter and sidewalk at its expense. However, Mr. Graves felt that Mr. Barbera would object to the median strip so his offer may not stand. After discussing traffic flow and the safety factors, the Council approved Alternate A on motion of Councilman Walton, Dow second.

SIGN  
ORDINANCE

The Council then considered the proposed sign ordinance which had been revised in accordance with suggestions made at the Council meeting of October 21. Canopy signs were discussed and a maximum height of two feet for such signs was suggested. The Council reconsidered the elimination of flashing, moving or animated signs. Councilman Culbertson moved that the proposed ordinance be changed by striking the words "moving or animated" from section (1) c. The motion was seconded by Councilman Dow and carried unanimously.

Councilman Kirsten moved that the height limit set forth in subsections a and b of section (4) be changed from 50 feet to 35 feet. His motion was seconded by Mayor Brown. Councilman Dow moved to amend the motion so as to permit 50 foot signs adjacent to the Freeway. His motion was seconded by Councilman Walton. After considerable deliberation, the motion to amend was voted on and carried, with Councilman Culbertson voting no. The amended motion was then voted on and passed, with Councilman Culbertson voting no.

The Council then discussed the time limits which should be set for removal of non-conforming signs. Mr. Harvey Berglund of the Ryan Outdoor Advertising Company stated that most signs were amortized within five to seven years. City Manager Graves said the State required that in order to qualify for freeway landscaping the ordinance should require removal of non-conforming signs adjacent to the freeway within three years. Councilman Dow moved that the ordinance include the provision that non-conforming freeway signs be removed within two years after landscaping of the freeway. The motion was seconded by Councilman Kirsten and carried unanimously. Councilman Kirsten moved that non-conforming signs, other than those along the freeway, be removed within five years from passage of the ordinance. His motion was seconded by Councilman Walton and carried with Councilman Dow voting no.

Mr. Berglund asked the Council to change the size of signs permitted in C-1 and C-S zones from 200 square feet to 300 square feet. He explained that 300 square feet was the standard size used throughout the nation, so that the 200 square foot size was impractical. Councilman Culbertson moved that the ordinance be changed from 200 square feet to 300 square feet for signs in the C-1 and C-S zones. His motion was seconded by Councilman Dow and carried unanimously.

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DEVELOPMENT ON TURNER RD. Councilman Walton requested the City Manager to contact the Cities and County of San Joaquin Association with the request that the problem of rezoning on Turner Road be placed on the agenda for the next meeting of the Association.

DRAINAGE BASINS Councilman Culbertson said a conference should be held between Engineering Department and Recreation Department officials of Fresno and Lodi concerning the drainage basins. Councilman Dow suggested that Blair-Westfall engineers be included also.

STUDY TO BEAUTIFY CITY ENTRANCES Councilman Culbertson mentioned that the money received from the recently enacted hotel-motel tax was to be used to beautify the entrances to the City and he felt that a committee to study the problem should be appointed very soon. Other members of the Council were in agreement.

PUBLIC SAFETY BUILDING Stating that Mr. Varner had said that before the next year was up the plans for the Hall of Justice-Public Safety Building would be ready to go to bid, Councilman Culbertson said the Council should study the Capital Outlay Program with the financing of the Hall of Justice-Public Safety Building in mind. Mr. Graves said that to get an advance on Federal funds for the working plans, it would be necessary for the City to have the land for the project. The City still has to acquire two parcels on the west side of Pleasant Avenue. Councilman Culbertson moved that the Administration be authorized to negotiate for the purchase of the two lots on the west side of Pleasant Avenue between the library and Elm Street. His motion was seconded by Councilman Kirsten and carried.

## ADJOURNMENT

There being no further business the Council adjourned at 11:15 p.m. on motion of Councilman Kirsten.



Attest: BEATRICE GARIBALDI  
City Clerk